ROGERS, ÅRKANSAS

Scale Development Plan

W Lupine Dr

W Lehman Dr

*A MAJORITY OF THE FLOOR AREA IS DEDICATED TO PRODUCTION, AGING, BOTTLING, AND STORAGE

C-2: FLOOR AREA OF 5,000-25,000 SQUARE FEET REQUIRES 1 LOADING SPACE

PROJECT

W Arnold Ave

LOCATION

Chick-fil-A

Gourmet Burgers

W Beechwood Dr

W Beechwood D

Rogers Bowling Center

1 SPACE PER 250 SQUARE FEET OF NET FLOOR AREA UP TO 10,000 SQUARE FEET, THE ABOVE PARKING REQUIREMENT SHALL BE

PROVED AND THE FOLLOWING PERCENT SHALL BE TAKEN OFF THE REMAINING NET FLOOR AREA: 10,001-20,000 SQUARE FEET: 95 PERCENT

GENERAL NOTES TO CONTRACTOR

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- 6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE
- 7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE
- CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS
- NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- 11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR
- 12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA
- 13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS. 14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

STANDARD CITY COMMENTS

- DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS
- THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST
- INSPECTION BY THE ROGERS STREET DEPARTMENT. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
- ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17")
- THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE
- STORMWATER POLLUTION PREVENTION PLAN. AND A COPY OF THE GRADING AND EROSION CONTROL PLAN. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
- IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
- 10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25'
- PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
- 13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT. 14. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL
- 15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART. 17. SIDEWALKS MUST BE 6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- 18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
- 20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- ALL SIGNS WILL REQUIRE SEPARATE PERMITS. 22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT. 24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE
- 25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW. 27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE

APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF

OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS. 28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT. AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES. IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN. OR NEAR THE CONSTRUCTION SITE.



ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

CITY OF ROGERS DERREL SMITH PHONE: (479) 621-1186

ROGERS FIRE DEPARTMENT. 201 N 1ST ST

- PARKING TABLE:

OF REQUIREMENT.

OFF-STREET PARKING STANDARDS:

SQUARE FOOTAGE OF BUILDING*:

TOTAL A.D.A. SPACES REQUIRED:

TOTAL A.D.A. SPACES PROVIDED:

SQUARE FOOTAGE OF PROPOSED BUILDING:

CONTACT INFORMATION

LOADING SPACE STANDARDS:

TOTAL SPACES REQUIRED:

TOTAL SPACES PROVIDED:

TOTAL SPACES REQUIRED:

TOTAL SPACES PROVIDED:

GENERAL BUSINESS AND RETAIL SALES:

PHONE: (479) 621-1179 SOURCE GAS 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703

ROGERS, AR 72956

COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644

PHONE: (800) 563-0012

ROGERS WATER UTILITIES 601 S 2ND ST P.O. BOX 338 ROGERS, AR 72756

479-621-1142

INLAND SERVICES WASTE 3511 N. ARKANSAS ST ROGERS, AR 72756

ELECTRIC: CARROLL ELECTRIC 707 SE WALTON BLVD P.O. BOX 329 BENTONVILLE, AR 72712-0329 PHONE: (479) 273-2421

FAX: (479) 273-1231

(479) 878-1384

TELEPHONE: SOUTHWESTERN BELL 1-800-464-7928

INDEX OF DRAWINGS

- COVER SHEET
- EXISTING SITE PLAN SITE + UTILITY PLAN

16,210

64

45

GRADING PLAN LANDSCAPE PLAN

W Marque

16,210

FRONT

SIDE

REAR

-FLOOD CERTIFICATION:

JUNE 5, 2012)

-<u>BUILDING SETBACKS (C-2 & OVERLAY DIST.)</u>

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN

FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE

NATIONAL FLOOD INSURANCE PROGRAM FLOOD

ARKANSAS. (FIRM PANEL #05007C0260K. DATED

INSURANCE RATE MAP FOR BENTON COUNTY,

W Oak St

PARCEL NUMBER: 02-00899-007

PROJECT SITE ADDRESS: 3602 W WALNUT ST ROGERS, AR 72756

ZONING CLASSIFICATION: C-2

PROPOSED USE: DISTILLERY TOTAL SITE AREA: 1.49 ACRES +/-OWNER: TINNIN, JAMES M JR

1831 GREEN ACRES RD FAYETTEVILLE AR 72703-2615

> 1800 S OSAGE SPRINGS DRIVE STE 100 ROGERS, AR 72758 PHONE: (479) 631-2673 FAX: (479) 631-2674

CORE ARCHITECTS, INC.

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.

91 W. COLT SQ. DR. / SUITE 3 FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350

ROGERS GPS MONUMENT #12 ELEV: 1328.49 (NGVD 88)

-<u>BASIS OF BEARING:</u> PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 266

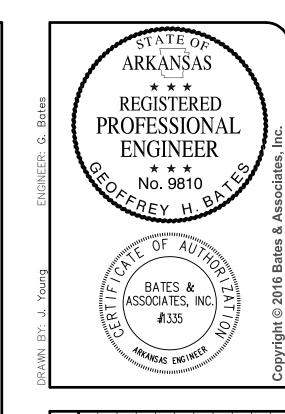
THERE ARE NO EXISTING WETLANDS ON THIS SITE.

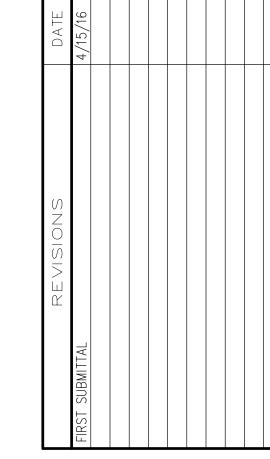
LEGAL DESCRIPTION:

A PART OF TRACT 2-1C AS RECORDED IN THE CIRCUIT CLERKS OFFICE OF BENTON COUNTY, ARKANSAS, AT PLAT RECORD BOOK 2007 AT PAGE 236, IN THE CITY OF ROGERS, AND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS SO0°22'01"W 535.00' AND N89°29'54"W 600.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N89°29'54"W 224.30' TO AN EXISTING REBAR, THENCE N01°25'41"E 207.05' TO AN EXISTING PK NAIL, THENCE S89°31'53"E 30.53' TO AN EXISTING PK NAIL, THENCE NO0°00'26"E 97.66' TO AN EXISTING COTTON SPINDLE, THENCE S89°28'29"E 170.46' TO AN EXISTING REBAR, THENCE NO0°27'25"E 25.06' TO AN EXISTING CHISELED X IN CONCRETE, THENCE S89°30'50"E, 20.02' TO AN EXISTING REBAR, THENCE SO0°21'40"W 329.69' TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

-<u>SURVEYOR NOTES:</u>

- 1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.
- 3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- 4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.



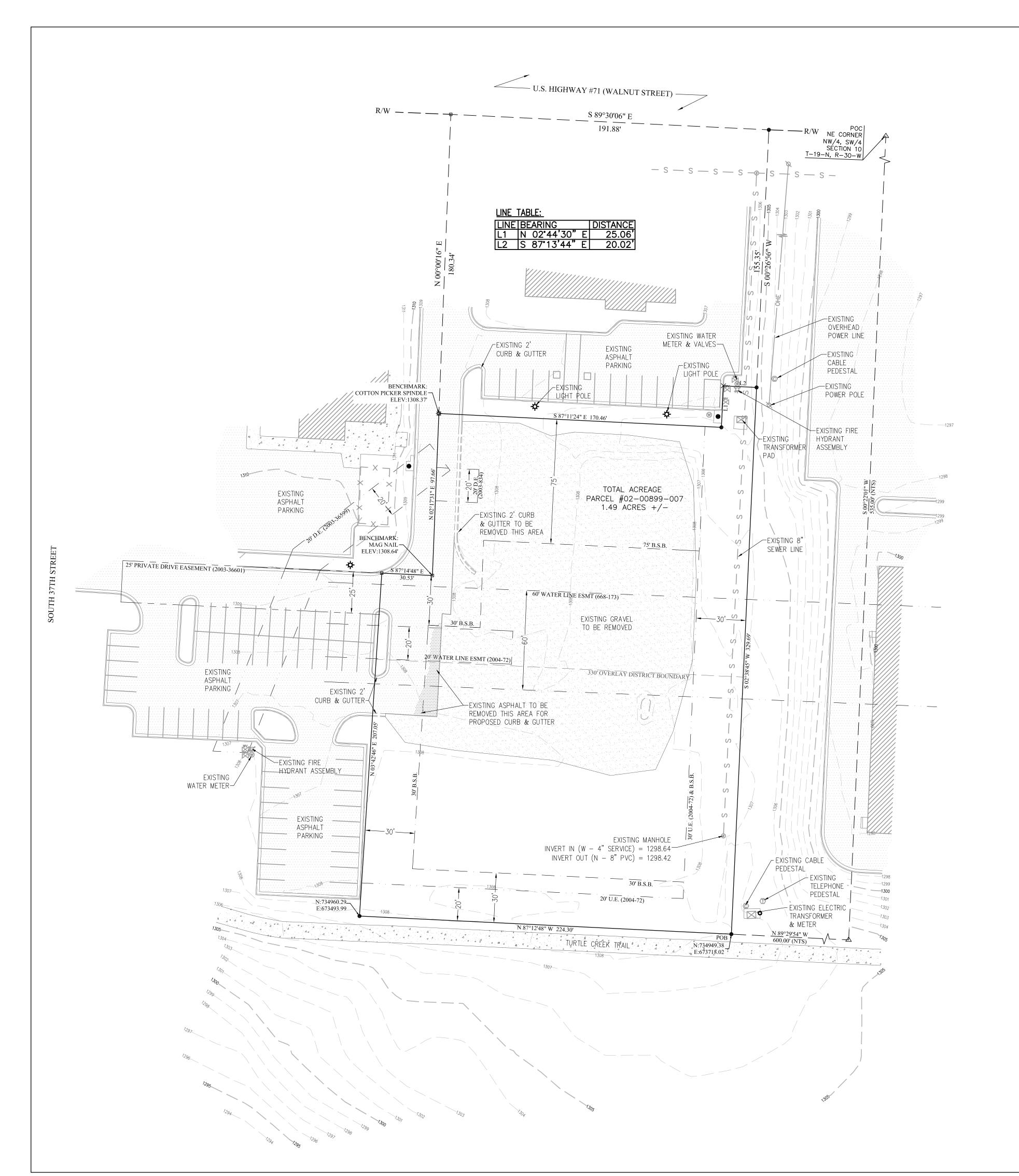


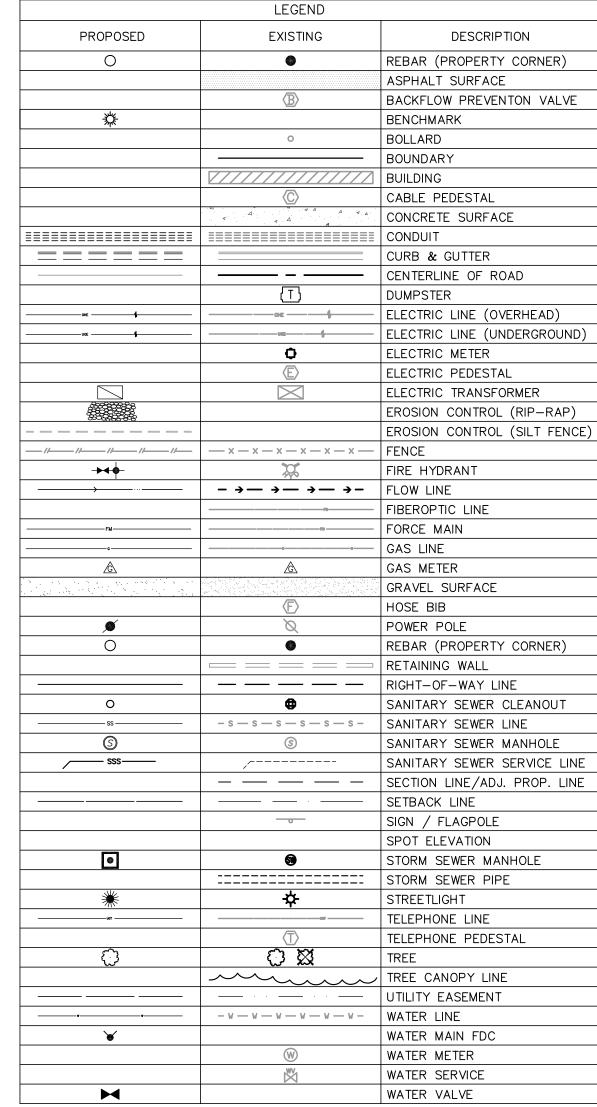
Д Ш S AIL DE **OVER**

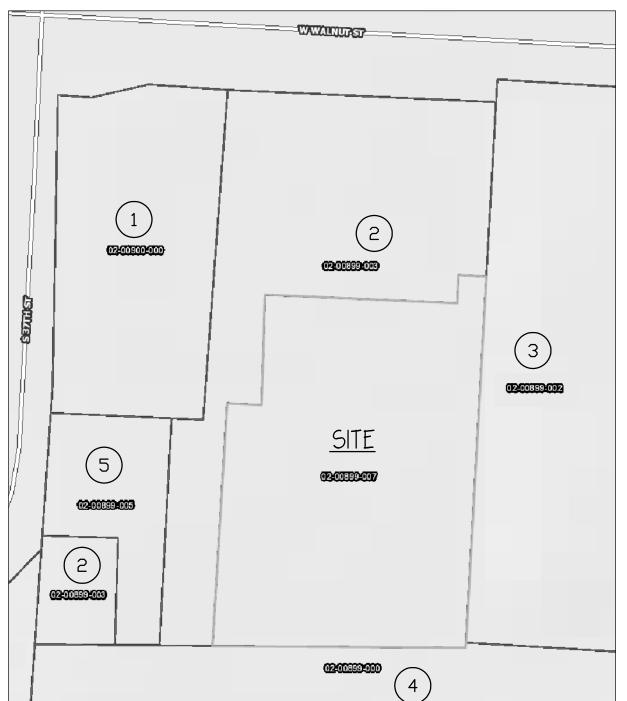
AN

ROGER SS SS

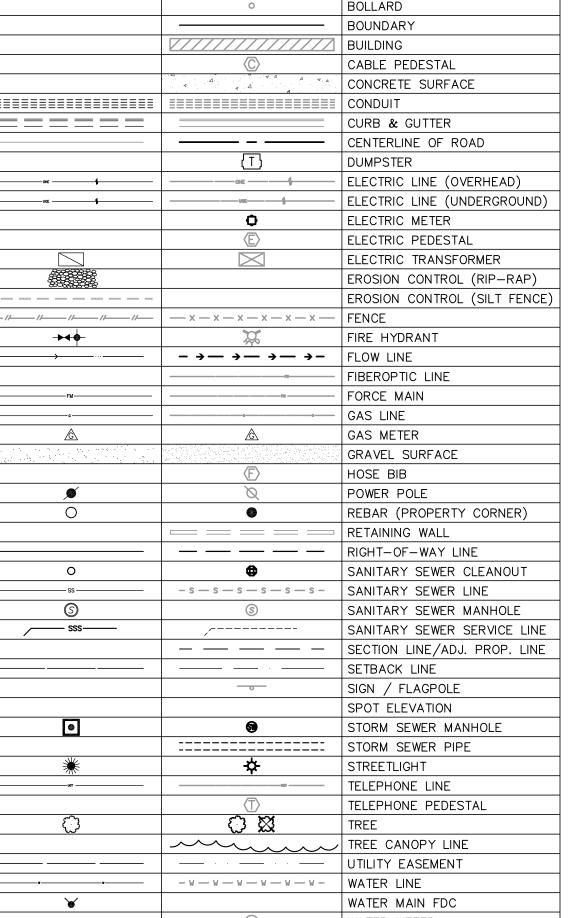








ADJACENT PARCEL MAP



ADJACENT PROPERTY OWNERS:

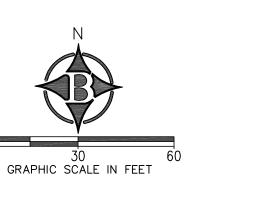
1) PREMIUM INVESTMENTS LLC C/O RCM MANCO PO BOX 10812 SPRINGFIELD MO 65808-0812 Parcel: 02-00900-000

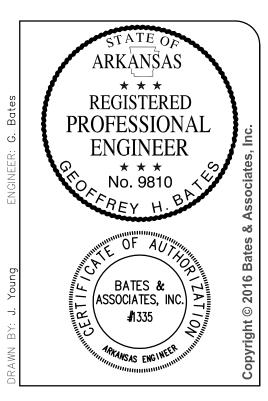
2) TBM PROPERTIES LLC ETAL PO BOX 9505 FAYETTEVILLE AR 72703-0026 Parcel: 02-00899-003

3) LB GRANATA INC 168 HARMON RD SPRINGDALE AR 72762-9424 Parcel: 02-00899-002

4) WALNUT STREET HOLDINGS LLC PO BOX 10918 FAYETTEVILLE AR 72703-0918 Parcel: 02-00899-000

5) STEWART EDUCATIONAL VENTURES INC 2053 N FARM ROAD 101 SPRINGFIELD MO 65802-6415 Parcel: 02-00899-005





DAT	4/15/						
REVISIONS	FIRST SUBMITTAL						

RKANSAS

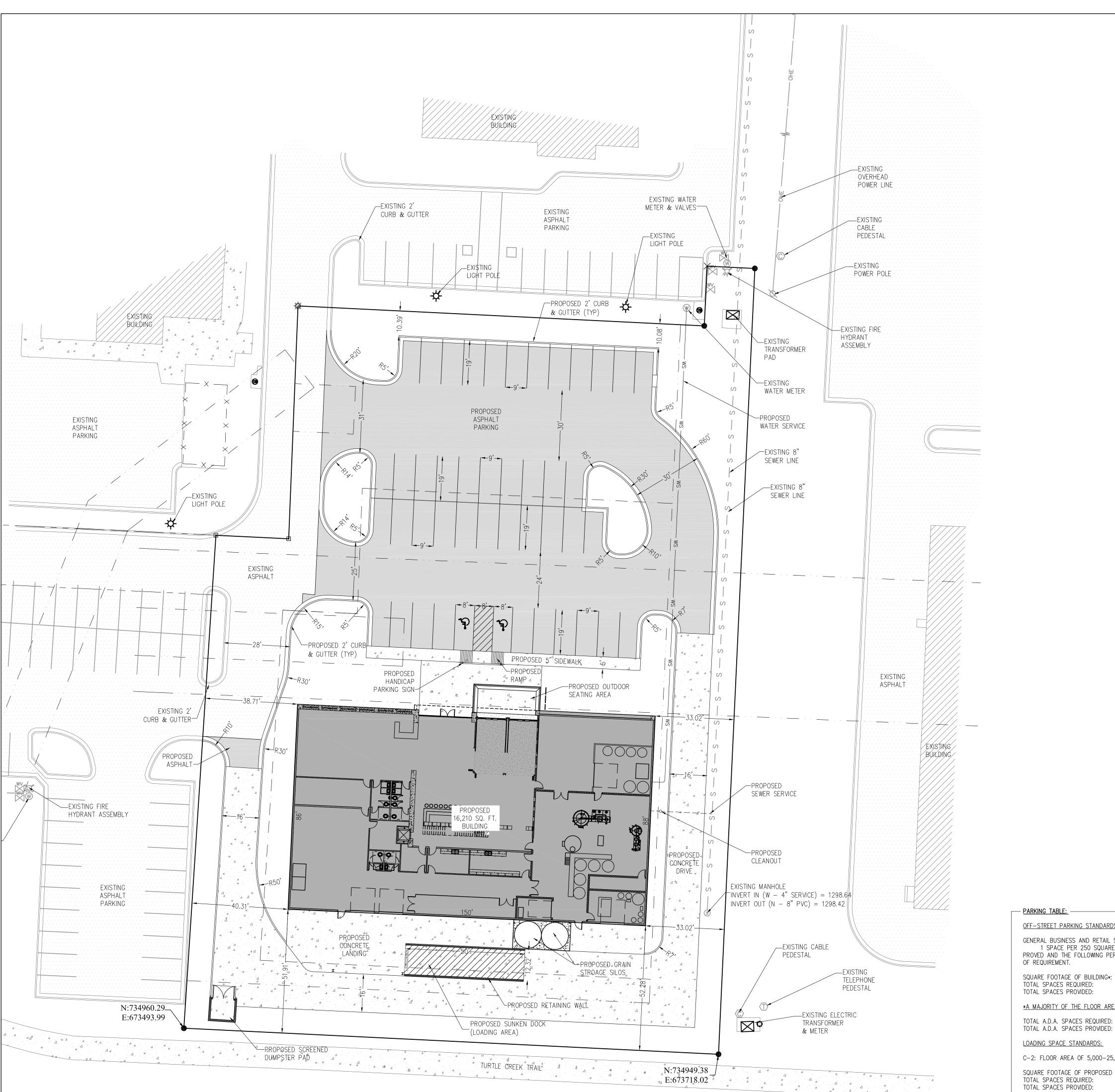
ROGERS,

 \bigcirc

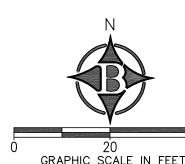
EXISTING

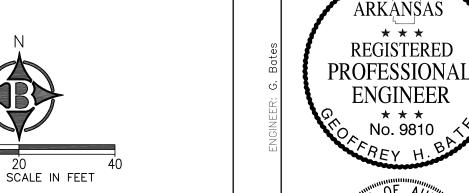
ANS FOX TRAIL DISTILLERY SCALE DEVELOPMENT ARGE

DRAWING NO









BATES & SOCIATES, INC.

DA-	4/15/						
S Z O							
REVISIONS							
	FIRST SUBMITTAL						

 \subseteq

ARGE

KANSAS

 $\overline{\mathbb{S}}$

SITE AND UTILITY NOTES:

- 1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
- 2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREEN FROM PUBLIC VIEW.
- 3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- 4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER
- 5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- 6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES. 7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. 8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
- 9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- 10.A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING
- 11. BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING. 12. OIL/WATER SEPARATOR SHALL BE 250 GALLON, MANUFACTURED BY PILES CONCRETE, INC OR EQUIVALENT.

— <u>Parking table:</u>

OFF-STREET PARKING STANDARDS:

1 SPACE PER 250 SQUARE FEET OF NET FLOOR AREA UP TO 10,000 SQUARE FEET, THE ABOVE PARKING REQUIREMENT SHALL BE PROVED AND THE FOLLOWING PERCENT SHALL BE TAKEN OFF THE REMAINING NET FLOOR AREA: 10,001-20,000 SQUARE FEET: 95 PERCENT OF REQUIREMENT.

SQUARE FOOTAGE OF BUILDING*: TOTAL SPACES REQUIRED: TOTAL SPACES PROVIDED:

*A MAJORITY OF THE FLOOR AREA IS DEDICATED TO PRODUCTION, AGING, BOTTLING, AND STORAGE

TOTAL A.D.A. SPACES REQUIRED:

LOADING SPACE STANDARDS:

C-2: FLOOR AREA OF 5,000-25,000 SQUARE FEET REQUIRES 1 LOADING SPACE

SQUARE FOOTAGE OF PROPOSED BUILDING:

TOTAL SPACES REQUIRED: TOTAL SPACES PROVIDED:

16,210

16,210

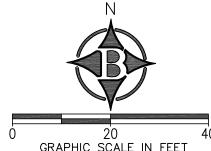
RAWING NO

- IMPERVIOUS AREA CALCULATIONS:

TOTAL AREA OF SITE 65,111 SQ FT IMPERVIOUS AREA 48,604 SQ FT

% OF IMPERVIOUS AREA 74.65%

• 25% SANDY LOAM TOPSOIL



REVEGETATION NOTES:

- REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

 1. PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES
- 2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE DIANTED.
- 3. <u>EXISTING VEGETATION</u>. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- 4. <u>REVEGETATION</u>. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:

(A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.

(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

(C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.

(D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

SEDIMENT & EROSION CONTROL NOTES:

 DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID—SODDED, CONCRETE—LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
 CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS

- REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.

 3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- 4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.
- 5. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.

ROGERS PLANNING COMMENTS:

- 1. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNIN DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11"X17") WILL BE REQUIRED.
- 2. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- 3. A COPY OF THE GRADING AND EROSION CONTROL PLAN.

 3. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5 ACRES).
- 4. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE IN THE PLANNING OFFICE.
- 5. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- 6. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.

LINE WITH POROUS
GEOTEXTILE FABRIC MEETING
ASTM D4751

SODDED

18" DEPTH AMENDED SOIL

8" DEPTH WASHED ANGULAR GRAVEL
MEETING AASHTO #3 COURSE AGGREGATE

AMENDED SOIL RATIO: MIX EVENLY

50% SAND (ASTM C-33)

4" PERFORATED LANDSCAPE
DRAIN WITH SOCK.

BIORETENTION DETAIL N.T.S.



REGISTERED PROFESSIONAL ENGINEER

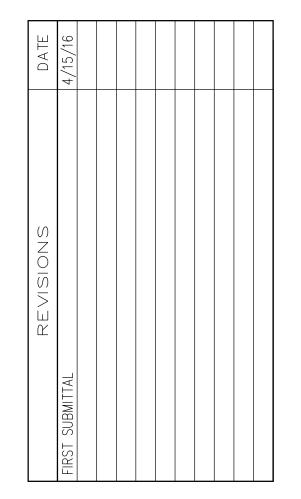
No. 9810

ARKANSAS

* * * *

REGISTERED PROFESSIONAL ENGINEER

OF AUTHORITIAN OF AUTHORITIAN



FOX TRAIL DISTILLERY
LARGE SCALE DEVELOPMENT PLAN
GRADING & EROSION CONTROL PLA

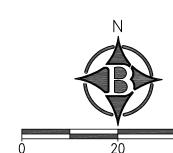
Bates & Inc.
Associates, Inc.

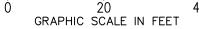
www.nwabatesinc.com Civil Engineering & Surveying

DRAWING NO

04

DRAWING I





REQUIRED LANDSCAPING TABLE								
	FACTOR	COUNT						
EXISTING TREES	0	1	0					
EXISTING SHRUBS	0	1	0					
LANDSCAPE REQUIRED	65,111 SF/1,000 SF = 65 TREES &	: SHRUBS	65					
PROVIDED	31 TREES & 34 SHRUBS WILL BE	67						

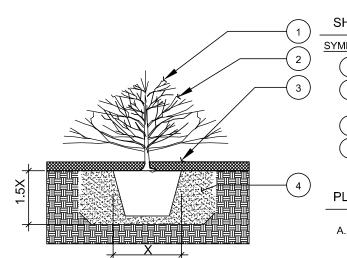
	PLA	NT	LIST			
	QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
	21	GA	GREEN ASH Fraxinus pennsylvanica	В&В	2.5" CAL.	
.)	10	NM	NORWAY MAPLE Acer platanoides	В&В	2.5" CAL	
Something of the state of the s	12	AD	ADAGIO MAIDEN HAIR Miscanthus sinensis 'Adagio'	В&В	5 GAL.	
	5	ВХ	BOXWOOD Buxus sempervirens	B&B	5 GAL.	
	17	BB	BARBERRY Berberis thunbergii	В&В	5 GAL.	

GENERAL LANDSCAPE NOTES

VILLILLE LINE LINE

THOSE THOSE THOSE THOSE THOSE THOSE

- ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS
- SPECIFIED BY THE LANDSCAPE ARCHITECT.
- HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'.
- REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
- IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF FAYETTEVILLE FOR ALL REQUIRED LANDSCAPING.
- MULCH TO BE 2"-3" AWAY FROM TRUNK.
- PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.



SHRUB PLANTING LEGEND

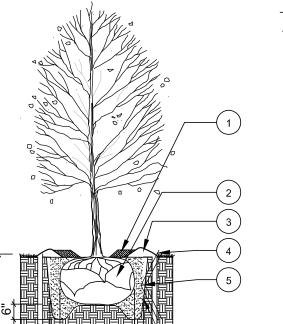
SYMBOL DESCRIPTION

- PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- 3" 4" OF MULCH
- PREPARED BACKFILL. TAMP AND SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

shrub planting detail



2-3 TIMES 'X'

F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

- 1) 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK
- (2) REMOVE BALL WRAP FROM TOP 1/3 OF BALL ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS
- AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

PLANTING NOTES

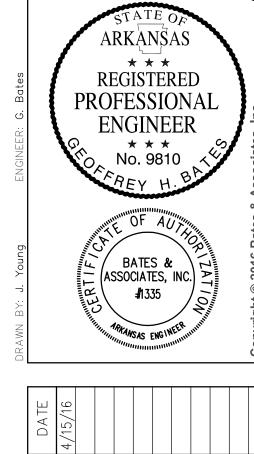
A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED. B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING ROUGHEN EDGES C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.

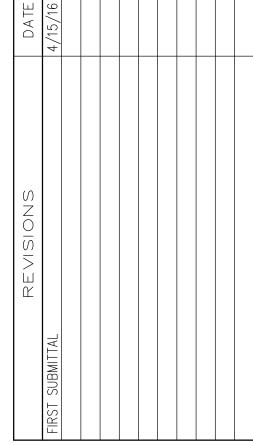
> D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL. E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

tree planting detail

SLOPE SIDES

n.t.s.





ANDSC/ ARGE

